

STATE BOARD OF LAND COMMISSIONERS

Philip E. Batt, Governor and President of the Board
Pete T. Cenarrusa, Secretary of State
Alan G. Lance, Attorney General
J. D. Williams, State Controller
Anne C. Fox, Superintendent of Public Instruction

Stanley F. Hamilton, Secretary to the Board

DRAFT MINUTES SPECIAL LAND BOARD MEETING October 26, 1998 8:30 AM

A special meeting of the Idaho State Board of Land Commissioners was held on October 26, 1998, in Boise, Idaho. The Honorable Secretary of State Pete T. Cenarrusa presided. The following members were present:

Honorable Attorney General Alan G. Lance
Honorable Controller J.D. Williams
Honorable Superintendent of Public Instruction Anne C. Fox

Secretary Stanley F. Hamilton

Governor Philip E. Batt was absent.

The meeting convened at 8:30 a.m. and adjourned at 8:55 a.m.

REGULAR AGENDA

Director Hamilton stated this agenda item was a request for final approval to dispose of a 0.38 of an acre tract of land, and improvements thereon, located in Ada County, declared surplus by the Idaho Department of Administration and Governor's Housing Committee.

Background information was presented by Perry Whittaker, Chief, Bureau of Real Estate. Mr. Whittaker stated that the department staff received approval to offer the property through the Surplus Property Act for disposal at the regular Land Board meeting on October 2, 1998.

Notice was sent out the state agencies on October 7, 1998 and no interest was expressed in the property. The department requested final approval to dispose of the property through the public auction process after advertising as required by statute.

The property is appraised at \$250,000. Terms of the proposed public sale are cash on the day of closing, to be no later than 90 days after the sale date. Title transfer and possession date would be at the date of closing. A ten to thirty percent down payment is required on surplus land sales. The department intends to ask for a ten- percent down payment - \$25,000 as a deposit from each prospective bidder prior to the auction to qualify the bidders.

The department will coordinate an open house and viewing times with the Governor to keep disturbance at a minimum and will provide the necessary security. Proposed viewing times have tentatively been scheduled for Tuesday, November 10, 1998 from 1:00 p.m. to 4:00 p.m. and on Thursday, November 12, 1998, from 11:00 a.m. to 2:00 p.m.

Director Hamilton stated that it was his understanding there was a last minute change to be proposed. Staff for the Department of Administration was available to make the recommendation.

Mr. Rick Thompson, Department of Administration asked that a clarification be provided on the notice regarding personal property. When the state purchased the house from the Governor, it included window coverings and appliances. He asked that the notice reflect that the sale would include all fixtures including window coverings and major appliances.

Attorney General Lance said it was his understanding that the recommendation is that whatever the state of Idaho bought, it was trying to sell. Mr. Thompson stated that was correct.

Superintendent Fox asked what would take place if the bids were below the appraised value. Mr. Whittaker stated that the opening bid would start at the appraised price. If there were not an opening bid of that amount, the department would then return to the Land Board for a decision.

Secretary of State Cenarrusa asked when the sale was scheduled. Mr. Whittaker stated that the sale date has been scheduled for November 17, 1998 at 2:00 p.m. in the Gold Room at the Statehouse. Possession date will be at day of closing – no later than 90 days after the auction.

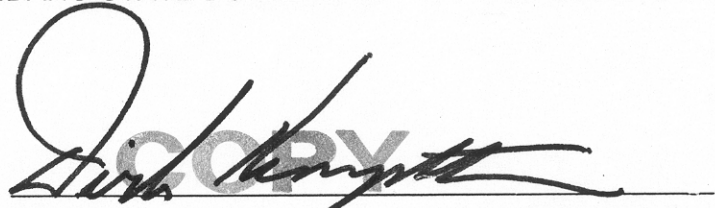
Secretary of State Cenarrusa asked who pays the title insurance. Mr. Whittaker said the state typically does not pay title insurance. It is being indicated in the notice that it will be up to the purchaser to pay for title insurance if so desired.

State Controller Williams moved that the State Board of Land Commissioners approve the sale of surplus property as defined in the proposed state surplus real property sale attachment #4 in the briefing papers provided by staff with a modification. He asked that the modification read as follows: All fixtures, including all window coverings, window shades and major appliances are included in the sale. No personal property will be included in the sale.

The motion was seconded by Attorney General Lance. The motion carried on a vote of 4-0 with Governor Batt being absent.

The meeting adjourned.

IDAHO STATE BOARD OF LAND COMMISSIONERS

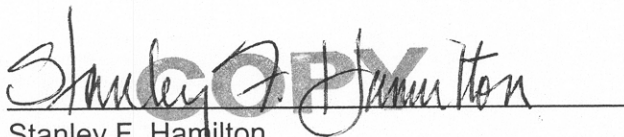
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President, State Board of Land Commissioners and
Governor of the State of Idaho

A handwritten signature in black ink, appearing to read "Pete T. Cenarrusa", is written over a horizontal line. A large, semi-transparent "COPY" watermark is visible across the signature.

Pete T. Cenarrusa
Secretary of State



A handwritten signature in black ink, appearing to read "Stanley F. Hamilton", is written over a horizontal line. A large, semi-transparent "COPY" watermark is visible across the signature.

Stanley F. Hamilton
Director